

January 31, 2005 Algansee Township Planning & Zoning Commission Minutes

On **Monday, January 31, 2005 the Algansee Planning & Zoning Commission** met at 7:00pm at the Algansee Township Hall 378 S. Ray Quincy Road, Quincy Michigan. Members present were Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd, Representative to the Township Board John Shilling and Secretary Glenn Preston.

Minutes- Rodney Carpenter motioned to accept the December 27, 2004 minutes as submitted. Support by Pricilla Dodd. Motion carried.

Agenda- Glenn Preston motioned to accept the agenda as presented. Support by John Shilling. Motion carried.

Old Business- Nowicki- Glenn Preston motioned to bring the Special Use Hearing for Sean Nowicki, 809 E. Central Road, Quincy, Michigan, property code # 120-017-100-015-04, off the table. Sean Nowicki is requesting to expand his dog kennels under section 4.03- F-kennels of the Algansee Township Zoning Ordinance. Support by Rodney Carpenter. Motion carried. Chairman Gilbert submitted a petition as Exhibit #1. Chairman Gilbert reopened the Public Comment portion of the Public Hearing. Debbie Landis, 787 East Central Road, asked if the kennels would be inside or outside the building and how are the dogs are exercised? Sean Nowicki said the kennels would be totally enclosed. Training would be one dog at a time outside. Norm Knisely, 823 East Central Road, read a letter he wrote that says he against the expansion of the dog kennels. Debbie Landis said Sean Nowicki has been a good neighbor, he has been very responsible she is just concerned about if he sells the property, then what kind of person will be buying it. Mike Nowicki said that there haven't been any complaints from the neighbors. Chairman Gilbert asked if anyone else had any questions, concerns or comments. Chairman Gilbert asked if the Zoning Commission had any questions.

Closing Statement- Sean Nowicki said that the dogs he is training right now are for the private sectors, the dogs he is planning on training are for law enforcement. Chairman Gilbert closed this portion of the Public Hearing. The Planning and Zoning Commission goes into discussion and deliberation.

Facts and Finding-

1. It is in the Ag district, with adjacent property to the north in the urban district.
2. Property totals 10 acres.
3. Adjacent property owners are against the expansion, 13 signatures.
4. Adequate space for parking, traffic, and signage.

Glenn Preston motioned to table the Sean Nowicki Special Use request so specific information can be clarified in regards to the new law that is in reference. Support by Pricilla Dodd. Motion carried. Rodney Carpenter motioned to reschedule this public hearing for Sean Nowicki for Wednesday, February 9, 2005 at 7:00pm. Pricilla Dodd supported the motion. Motion carried.

Woods- Chairman Dave Gilbert noted that Joe Hayes was present representing James and Nancy Woods. Chairman Dave Gilbert said that the new zoning map indicates that the Woods property is in the urban district, but our intent was for this channel to be in the residential district. Chairman Dave Gilbert recommends to the Algansee Township Board to rezone that channel. Glenn Preston motioned to bring off the table the rezoning request for James and Nancy Woods, 172 Lakeshore Drive, Coldwater, Michigan, property code # 120-007-200-010-98. Support by Rodney Carpenter. Motion carried.

Facts & Findings-

1. Original intent was to be in the R-1, the zoning map is in error.
2. Present zoning map refers to property as urban, should be R-1, 150 ft. from the waters edge of the channel.
3. Neighboring properties are in the residential district.

Glenn Preston motioned to request to the Alganssee Township Board to rezone the following properties from urban to R-1 in their entirety are as follows: Property code # 120-007-200-010-98, Property code # 120-007-200-010-00, Property code # 120-007-200-010-09, then the Property code # 120-007-200-010-02 and Property code # 120-007-200-010-04 rezoned 150 feet from the waters edge. Support by Rodney Carpenter. Motion carried.

Chairman Dave Gilbert asked if there was any more old business. There wasn't any.

Report from the Township Representative- John Shilling said we need to update the zoning ordinance in a timely manner.

Report from the Zoning Board of Appeals- Dave Gilbert said they didn't meet last month.

New Business- Chairman Dave Gilbert asked if anyone had any new business to come before the Planning Commission. Al Riddle is requesting help in interpretation of his property with potential to build. Mike Dodd of 130 South Ray Quincy Road, property code # 120-004-200-020-01 is requesting to amend the zoning ordinance. John and Marilyn Lampman, 450 South Fremont Road, property code # 120-019-100-005-00, are requesting a special use permit. Rodney Carpenter motioned to hold Mike Dodd's public hearing at 7:00pm on Monday, February 28, 2005 with John and Marilyn Lampman's special use request following Mike Dodd's. Pricilla Dodd supported the motion. Motion carried.

Election of Officers- John Shilling motioned to hold the Planning Commission regular meetings the last Monday of each month at 8:00pm during daylight savings time and 7:00pm the rest of the year. Support by Rodney Carpenter. Motion carried. Rodney Carpenter motioned to keep the same officers with Dave Gilbert as Chairman, Pricilla Dodd as Vice Chairman and Glenn Preston as Secretary. Support by Pricilla Dodd. Motion carried.

Adjourn- Glenn Preston motioned to adjourn. Support by Rodney Carpenter. Motion carried.

Glenn Preston, Secretary